

AGENDA ITEM #: _____

DATE: August 19, 2019

CAR #: 2019-6755



CITY COUNCIL ACTION REPORT

SUBJECT: Final Plat of First Park PV303 Phase 1

STAFF PRESENTER(S): Katie Wilken, Planning Manager

OTHER PRESENTER(S): Warren Russell, Goodwin and Marshall Inc

Summary: Approve the final plat for First Park PV303 Phase 1 subdividing 134.3 acres into two industrial lots and one tract generally located at the southwest corner of Cotton Lane and Indian School Road, within the PV303 Planned Area Development (PAD); and Authorize the City Manager to accept the temporary turn around easement that is to be provided prior to plat recordation.

Recommendation:

Authorize the City Manager to accept the temporary turn around easement referred to below, which is to be provided prior to plat recordation; and

Approve a final plat for First Park PV303 Phase 1 (18-520-00023) subdividing 134.3 acres into two lots and one tract generally located at the southwest corner of Cotton Lane and Indian School Road, subject to the following stipulations:

1. A 40-foot access easement along the eastern boundary of the property to the west of Lot 2 of this final plat as reflected on the final plat, shall be recorded by separate instrument and its recordation information added to this final plat prior to plat recordation;
2. A 50-foot access easement along the eastern boundary of the property to the west of Lot 2 of this final plat as reflected on the final plat, shall be recorded by separate instrument and its recordation information added to this final plat prior to plat recordation
3. A proposed 50-foot access easement between Lots 1 & 2 as reflected on the final plat shall be recorded by separate instrument and its recordation information added to this final plat prior to plat recordation;
4. A 16-foot sewer easement granted to Liberty sewer easement located along the northern boundary of the property to the west of Lot 2 of this final plat as reflected on the final plat shall be recorded by separate instrument and its recordation information added to this final plat prior to plat recordation;

5. Prior to recordation Owner shall (i) provide the City a temporary turn around easement in a form acceptable to the City Attorney or his designee for the area identified as TTE located outside the plat boundaries (ii) revise the plat to delete the dedication of the temporary turnaround easement; and (iii) revise the plat to include the MCR number for the TTE that is being dedicated by separate instrument;
6. Prior to recordation of the final plat, Owner shall provide the City with an updated title report and if there have been any changes in ownership and/or lenders on the property, the final plat shall be revised to reflect the current ownership and lenders on the property;
7. Any technical corrections to the final plat required by the City Engineer shall be made prior to the recordation of the final plat; and,
8. All financial assurances for offsite infrastructure and in-lieu payments shall be provided to the City prior to final plat recordation:
 - a. \$532,951.23 performance bonding for S. Cotton Lane Improvements (HTE 17-3760).
 - b. \$543,342.98 performance bonding for S. Cotton Lane Improvements (HTE 18-4073).
 - c. \$112,723.50 in-lieu payment for 25% cost of the future traffic signal at the intersection of W. Indian School Road and S. Cotton Lane.
 - d. \$107,591.50 in-lieu payment for 25% cost of the future traffic signal at the intersection of W. Osborn Road and S. Cotton Lane.
 - e. \$76,912.00 in-lieu payment for 50% cost of the future median in W. Indian School Road.

Fiscal Impact: Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

Background and Previous Actions

The PV303 PAD consists of approximately 1,800 acres generally located south of Camelback Road, east and west of the Loop 303 (see below). The PAD was adopted in phases, with the first phase approved on June 27, 2005 with the adoption of Ordinance No. 2005-948, and the remaining phases approved on January 14, 2008 with the adoption of Ordinance No. 2007-1097.



On December 17, 2018, the City Council approved the preliminary plat for First Park PV303 (Phase West III A & B).

Staff Analysis

The applicant is requesting approval of the final plat for First Park PV303 Phase 1. The final plat will subdivide 134.3 acres into two lots intended for light industrial use and one tract.

The proposed final plat is consistent with the land use and development standards applicable to the subdivision and with the approved preliminary plat. The final plat is consistent with the technical requirements of the city's subdivision regulations. The proposed subdivision provides for the orderly development of the parcel by identifying the required infrastructure needed to serve the development. Staff recommends approval.

Attachments

1. Aerial Photo
2. Final Plat
3. Staff Report for Preliminary Plat of First Park PV303 (West III)